

**A RESOLUTION TO AMEND THE CITY OF
CHATTANOOGA SUBDIVISION REGULATIONS TO
INCORPORATE REQUIREMENTS IN THE DESIGN
STANDARDS FOR MINIMUM RIGHT-OF-WAY
REQUIREMENTS, PUBLIC SANITARY SEWER,
WATERLINES, AND FIRE HYDRANT SPACING**

WHEREAS, in October 2014 the Chattanooga-Hamilton County Regional Planning Commission adopted revised City of Chattanooga Subdivision Regulations; and,

WHEREAS, the revised Subdivision Regulations adopted in October 2014 removed infrastructure design and construction standards because they are required by Chattanooga City Code and enforced by appropriate City of Chattanooga Departments; and,

WHEREAS, the Subdivision Design Standards section should include only those standards relative to subdivision design; therefore, the Subdivision Design Standards should include standards related to minimum right-of-way, clarification for public sanitary sewer and waterlines, and minimum fire hydrant spacing; and,

WHEREAS, the City of Chattanooga Transportation Department has reviewed and approved the incorporation of Subdivision Design Standards

NOW, THEREFORE BE IT RESOLVED, that the Chattanooga-Hamilton County Regional Planning Commission on October 12, 2015, does hereby approve the following amendments to the City of Chattanooga Subdivision Regulations as follows:

1. In Section 310 SPECIAL REQUIREMENTS add the following as a new section:

310.4 Street Names and Addresses

Hamilton County GIS is responsible for the review and approval of proposed street names and addresses. No street name shall be used unless it is approved by Hamilton County GIS. Developers should contact Hamilton County GIS to discuss potential street names within the proposed subdivision.

Hamilton County GIS will assign street addresses after the Chattanooga-Hamilton County Regional Planning Commission has approved the final plat.

2. In Section 401 INFRASTRUCTURE delete in its entirety Section 401.1 Streets and replace with the following:

401.1 Streets

- a. The designers of the subdivision street system should consult with the City of Chattanooga Department of Transportation and shall follow the requirements found in the Chattanooga City Code, Chapter 32- Streets and Sidewalks, **Article XII. Street Construction**, and **Article XIV. Complete Streets** and the City of Chattanooga Construction Standards.

- b. The designers of the subdivision should consult with the City of Chattanooga Fire Department to discuss requirements of the International Fire Code.
- c. The Chattanooga Fire Department shall require at least two (2) separate and approved fire access roads for residential subdivisions with 200 or more dwelling units whether or not the dwelling units are to be equipped with an approved automatic sprinkler system.
- d. All access roads shall comply with the 2012 International Fire Code (IFC) including appendix D and amendments to appendix D as set forth by city ordinance #12618.
- e. Preliminary and/or final plat approval by the Chattanooga-Hamilton County Regional Planning Commission does not constitute permission to begin street or utility construction.
- f. Final plats cannot be submitted for review and consideration until after receiving approval of civil/construction plans and receiving a land disturbing permit.

3. In Section 401 INFRASTRUCTURE add the following as a new section:

401.1.2 Minimum Right-of-Way Width

The minimum right-of-way should be as specified below:

<u>Classification</u>	<u>Right-of-Way</u>
Boulevard (Arterial)	100'
Avenue (Collector)	60'
Street (Local)	50'
Frontage Street	30'
Split Streets	Varies Minimum 60'
Typical Cul-de-Sac (No Planted Median)	60'
Short Cul-de-Sac (

4. In Section 401 INFRASTRUCTURE Add the following as a new section:

401.1.3 Width of Existing Street

Subdivisions platted along existing accepted streets shall either dedicate additional land for right-of-way, if necessary as determined by the Chattanooga Department of Transportation to meet the minimum street right-of-way width requirements, or an easement may be substituted for required dedication.

The Chattanooga Department of Transportation may waive the dedication requirement in cases where in their opinion there would be practical difficulty or undue hardship on the developer/property owner to dedicate additional right-of-way.

If the proposed subdivision is located on both sides of the existing street at least the minimum right-of-way width shall be dedicated.

If the proposed subdivision is located on only one side of the existing street, one-half (1/2) of the required right-of-way width (measured from the centerline of the existing right-of-way) shall be dedicated, or an easement provided and noted on the plat the purpose of the easement.

5. In Section 401 INFRASTRUCTURE add the following as a new section:

401.1.4 Street Extensions or Extensions of Platted Streets

The arrangement of streets in new subdivisions shall provide for the continuation of existing, proposed, or platted streets in adjoining areas, where feasible.

Street right-of-ways may be required, as determined by the Chattanooga Department of Transportation to be shown as future connections to adjoining subdivided or un-subdivided land in a manner which will permit a feasible extension of the street and be in general conformity with the principles that would provide for the most advantageous development of the entire neighborhood.

6. In Section 401 INFRASTRUCTURE add the following as a new section:

401.1.5 Future or Proposed Street Right-of-Ways

Street right-of-ways labeled as “future street,” “future right-of-way,” “proposed street,” or “proposed right-of-way,” etc., shall not be considered to be dedicated to the City of Chattanooga as public right-of-way. Ownership of this “future” or “proposed” right-of-way is retained by the developer/property owner.

The developer/property owner of adjacent land who wishes to gain access through a “future or proposed” right-of-way shall be responsible for the construction of this connection and not the City of Chattanooga.

7. In Section 401 INFRASTRUCTURE add the following as a new section:

401.1.6 Split Streets

Split streets are only permitted where extreme topographic or other conditions are present which make a standard/typical street impossible or impractical to construct. The use of split streets must be approved by the Chattanooga Department of Transportation.

8. In Section 401 INFRASTRUCTURE add the following as a new section:

401.1.7 Alleys/Secondary Access Streets

Proposed lots whose only lot frontage or primary access is by way of an alley shall not be permitted. Alleys for access may be provided for lots if they only provide a secondary means of access and are not considered to be the legal address for the lots.

If the developer anticipates that public service vehicles will access the alley or secondary access streets the City will require a hold-harmless agreement be executed to indemnify the City from any damage to the right-of-way and the right-of-way shall be constructed in such a manner as to accommodate the public service vehicles.

If the alley or secondary right-of-way are to be dedicated and accepted as public right-of-ways they must be constructed to City of Chattanooga standards for public roads.

9. In Section 401 INFRASTRUCTURE add the following as a new section:

401.1.8 Right-of-way Islands, Median Strips, and Entrance Islands

Right-of-way islands, median strips, and entrance island may be permitted within any development subject to the review and approval by the Chattanooga Department of Transportation Department.

The design of these facilities and any structures, planting, etc within them are subject to the review and approval by the Chattanooga Department of Transportation for safety, sight distance, drainage and other considerations.

These facilities are maintained by the home owners in the subdivision, or a Home Owners Association. The City of Chattanooga is not responsible for the construction or maintenance of any right-of-way islands, median strips, entrance islands, or for any facilities or plantings, etc within them.

These right-of-way islands, median strips, entrance islands shall be labeled on the plat as Community Lots with a Lot Number.

10. In Section 401 INFRASTRUCTURE delete in its entirety Drainage and replace with the following:

401.1.9 Drainage

The designers of the subdivision drainage system should consult with the City of Chattanooga Public Works Department and shall follow the requirements found in the Chattanooga City Code, Chapter 31, Sewers, Mains, and Drainage.

11. In Section 401 INFRASTRUCTURE add the following as a new section:

401.1.10 Public Sanitary Sewers

The designers of the subdivision sewer system should consult with the City of Chattanooga Public Works Department and shall follow the requirements found in the Chattanooga City Code, Chapter 31, Sewers, Mains and Drainage.

Lots must be served by an existing public sanitary sewer line, see definition of sewer available, or shown on a subdivision plat with a proposed public sewer line installations or extensions as reviewed and approved by the City of Chattanooga Public Works Department.

12. In Section 401 INFRASTRUCTURE add the following as a new section:

401.1.11 Onsite Subsurface Sewage Disposal System (Septic Tank and Field Lines)

In areas where public sewer systems are not available or required and where soil conditions, geology and topography are favorable, septic tanks and field lines may be used. The design, construction and installation of the septic tanks and field lines shall be in conformance with the standards and regulations of Hamilton County Groundwater Protection and subject to their review and approval of septic tanks and field lines.

Subdivisions using on-site subsurface sewage disposal systems shall not be approved by the Chattanooga-Hamilton County Regional Planning Commission until such time that Hamilton County Groundwater Protection has approved the use of septic tanks and field lines for the proposed subdivision.

An acceptable soil survey for subdivisions using on-site subsurface sewage disposal systems must be submitted for review and preliminary approval of septic tank and field line use.

13. In Section 401 INFRASTRUCTURE add the following as a new section:

401.1.12 Waterlines and Individual Wells

Where a public waterline main is accessible, the developer shall install an adequate water line, including fire hydrants, subject to the specifications and approval of the Division of Water Quality Control, Tennessee Department of Public Health, the local water company and/or utility district, and the Chattanooga Fire Marshall's Office.

Water supply lines must be located at a minimum of ten (10) feet from septic disposal systems and sewer lines.

If a public water system is not available, individual wells may be used, subject to the standards and approval of the Hamilton County Groundwater Protection. Wells are to be located uphill and at least fifty (50) feet from any public sanitary sewer lines or septic disposal system.

14. In Section 401 INFRASTRUCTURE add the following as a new section:

401.1.13 Fire Hydrants

Fire hydrants shall be located no more than 1,000 feet apart (measured along the street) of any structure. The location of all proposed fire hydrants shall be reviewed and approved by the Chattanooga Fire Department.

Respectfully Submitted,

John Bridger, Secretary

Date of Adoption: October 12, 2015

JB:GH:PD:SH:bs